174.0	0010	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	663,400	/	663,400
USE VALUE:	663,400	/	663,400
ASSESSED:	663,400	/	663,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		KILSYTHE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIARITO SUZANNE/ TRUSTEE
Owner 2:	SUZANNE CHIARITO 2021 REVOCABL
Owner 3:	INTER VIVOS TRUST
Street 1:	41 KILSYTHE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CHIARITO SUZANNE -
Owner 2:	-
Street 1:	41 KILSYTHE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 1853 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4050.000	283,700	600	379,100	663,400
Total Card	0.093	283,700	600	379,100	663,400
Total Parcel	0.093	283,700	600	379,100	663,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 358.11 | /Parcel: 358.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 116868
GIS Ref
GIS Ref
Insp Date: 06/22/18

!13608!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 174.0-0010-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	283,700	600	4,050.	379,100	663,400		Year end	12/23/2021
2021	101	FV	274,200	600	4,050.	379,100	653,900		Year End Roll	12/10/2020
2020	101	FV	274,300	600	4,050.	379,100	654,000	654,000	Year End Roll	12/18/2019
2019	101	FV	226,600	600	4,050.	373,600	600,800	600,800	Year End Roll	1/3/2019
2018	101	FV	226,500	600	4,050.	287,000	514,100	514,100	Year End Roll	12/20/2017
2017	101	FV	226,500	600	4,050.	270,800	497,900	497,900	Year End Roll	1/3/2017
2016	101	FV	226,500	600	4,050.	249,100	476,200	476,200	Year End	1/4/2016
2015	101	FV	212,800	600	4,050.	232,800	446,200	446,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:22:41

LAST REV

Date	Time
09/02/21	10:22:24

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13608

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIARITO SUZANN	1577-58	1	8/5/2021	Convenience	1	No	No		
MARINI LUCIANO/	1318-112		4/25/2006		465,000	No	No		
TIRADO DAVID/ET	1147-151		10/27/1995		205,500	No	No		Y

USER DEFINED

Prior Id # 1:	116868
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2011	626	Manual	2,628					INSULATION
9/8/2010	1095	Re-Roof	8,730					

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2018	MEAS&NOTICE	BS	Barbara S
11/20/2008	Info At Door	345	PATRIOT
10/5/2006	MLS	HC	Helen Chinal
12/16/1999	Meas/Inspect	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4050		Sq. Ft.	Site		0	70.	1.34	6									379,051						379,100	

Total AC/HA:	0.09298	Total SF/SM:	4050	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	379,051	Spl Credit		Total:	379,100

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1T - 1 & 3/4 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	YELLOW
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	30 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	5 - Steam	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	Yes	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.97709113
Adj $ / SQ:	145.098
Other Features:	82520
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	348584
Depreciation:	64837
Depreciated Total:	283747

COMMENTS

DAUGHTER SICK - INFO AT DOOR..

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

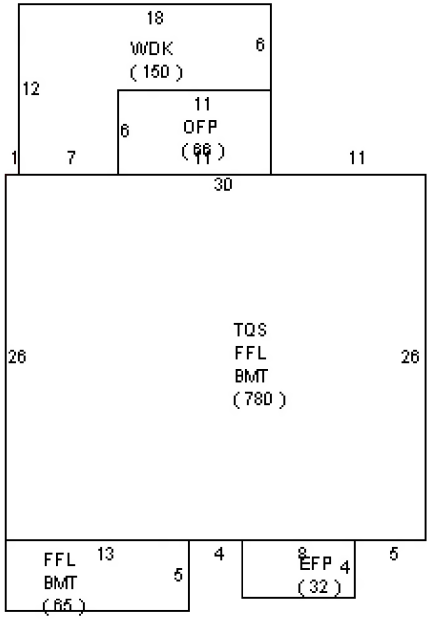
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	145.10
Special Features:	0	Val/Su Net:	112.45
Final Total:	283700	Val/Su SzAd	198.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	845	61.270	51,771
FFL	First Floor	845	145.100	122,608
TQS	3/4 Story	585	145.100	84,882
WDK	Deck	150	12.380	1,856
OFP	Open Porch	66	40.550	2,676
EFP	Enclos Porch	32	70.940	2,270

Net Sketched Area:	2,523			Total:	266,063
Size Ad	1430	Gross Area	2718	FinArea	1853

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 174.0-0010-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X15	A	AV	1998	4.75	T	16.8	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600